

CHARLOTTE COUNTY PLANNING AND ZONING BOARD
REGULAR MEETING

Administration Center, 18500 Murdock Circle, Room 119, Port Charlotte, Florida

Board Members

Michael Gravesen, Chair
Paul Bigness, Vice-Chair
Stephen Vieira, Secretary
Don McCormick
Thomas P. Thornberry



District

District V
District III
District I
District II
District IV

AGENDA
REGULAR MEETING

January 10, 2022 at 1:30 P.M.

Call to Order

Roll Call

Approval of Minutes – [December 13, 2021 Regular Meeting](#)

Announcements

NOTE: For each petition on the Agenda, there will be a twenty (20) minute time limit for applicant's presentations, a five (5) minute time limit for each citizen's presentation, and a five (5) minute time limit for applicant's response.

Charlotte County Board of County Commissioners does not discriminate on the basis of disability.

FM Sound Enhancement Units for the Hearing Impaired are available at the Front Security Desk, Building A of the Murdock Administration Complex. Anyone needing other reasonable accommodation or auxiliary aids and services please contact our office at 941.743.1381, TDD/TTY 941.743.1234, or by email to David.Lyles@CharlotteCountyFL.gov.

PETITIONS

PFP-21-10-07

Quasi-judicial

Commission District I



Babcock Property Holdings, L.L.C. requests Preliminary Plat and Final Plat approval for a Subdivision to be named, Babcock Ranch Community, Spine Roads DD, II, YY. The subdivision consists of 17 tracts for roadway, drainage and future development, and contains 371.86± acres. It is located South of Bermont Road, North of the county line with Lee County, West of the county Line with Glades County and East of State Road 31, within the Babcock Ranch Community Master Development of Regional Impact, and in Commission District I.

Recommendation:

Community Development Department: Approval

SV-21-09-04

Legislative

Commission District III



Louis Wasylik Trustee is requesting to vacate the unnamed street as shown on the Replat of Englewood Shores plat book 2, page 88 of the Public Record of Charlotte County, Florida, in order to continue to use the driveway and yard as part of his property. The total area to be vacated is 300± square feet, and is located East of the Gulf of Mexico, West of Gulf Boulevard, South of Beach Comber Lane and North of South View Drive, in the Englewood area, and in Commission District III.

Recommendation:

Community Development Department: Approval

PP-21-10-19

Quasi-judicial

Commission District I



Jim Hepler with Toll Brothers, Inc is requesting Preliminary Plat (Replat) approval for a subdivision to be named, Babcock Ranch Community, Village III Southeast, it is a replat of tract I-51, Babcock Ranch Community, Village III Southwest as recorded in plat book 24 pages 6-A through 6-I. The proposed subdivision is a residential development to consist of 96 lots and 6 tracts, and it contains 34.33± acres and is located South of Bermont Road, North of the county line with Lee County, West of the county line with Glades County and East of State Road 31. The site is located within the Babcock Ranch Community DRI, and in Commission District I.

Recommendation:

Community Development Department: Approval with Conditions

PAS-21-00009

Legislative

Commission District III



Pursuant to Section 163.3187, Florida Statutes, adopt a Small-scale Plan Amendment to change Charlotte County FLUM Series Map #1: 2030 Future Land Use, 1. from Commercial (COM) (8.24± acres) and Medium Density Residential (MDR) (22.86± acres) to Medium Density Residential (MDR) with an annotation to the 2030 Future Land Use Map stating that 1) the base density of the site is 114 units, and 2) The use of the site for a recreational vehicle resort will be limited to 170 recreational vehicles and will not require a transfer of density; 2. from Commercial (COM)(4.86± acres) to Preservation (PR) with an annotation to the 2030 Future Land Use Map stating that the base density of the site is 0 unit; and 3. to remove an annotation from the 2030 Future Land Use Map limiting the commercial intensity of the portion of the subject site (34.12± acres) to 110,000 square feet; for property located east and south of Rotonda Boulevard East, north of Redwood Road, and west of Gasparilla Road (CR 771), in the Rotonda area, containing 38.98± acres; Commission District III; Petition No. PAS-21-00009; Applicant: Tarpon Grove, LLC; providing an effective date.

Recommendation:

Community Development Department: Approval

PD-21-00015

Quasi-Judicial

Commission District III



An Ordinance pursuant to Section 125.66, Florida Statutes, amending the Charlotte County Zoning Atlas from Planned Development (PD) (34.12± acres) and Commercial General (CG)(4.86± acres) to Planned Development (PD) to allow for development of a RV park/resort and small commercial uses, including Recreational vehicles up to 170 units and casita accessory units up to 141, requiring a transfer of 27 density units to reach the maximum of 141 casita accessory units; for property located at east and south of Rotonda Boulevard East, north of Redwood Road, and west of Gasparilla Road (CR 771), in the Rotonda area, containing 38.98± acres; Commission District III; Petition No. PD-21-00015; Applicant: Tarpon Grove, LLC; providing an effective date.

Recommendation:

Community Development Department: Approval with conditions

PD-21-00016

Quasi-Judicial

Commission District II



An Ordinance pursuant to Section 125.66, Florida Statutes, amending the Charlotte County Zoning Atlas from Planned Development (PD) to PD; this is a major modification to amend the PD conditions establish in Ordinance Number 2021-006, in order to allow for site built homes up to 230 units, for property located at 12150 Burnt Store Road, in the Burnt Store Area Plan area and in the Punta Gorda area, containing 68.43± acres; Commission District II; Petition No. PD-21-00016; Applicant: Simple Life Ventures, LLC; providing an effective date.

Recommendation:

Community Development Department: Approval with conditions

Election of Officers

- **Chair**
- **Vice-Chair**
- **Secretary**

ADJOURNMENT